

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Roads and Buildings – Buildings - Fixation of Standard rent for New Flats at Kundanbagh and Malakpet Colony – Orders – Issued.

TRANSPORT, ROADS AND BUILDINGS (B.II) DEPARTMENT

G.O.Ms.No. 76

Dated:30th July, 2012
Read the following:-

1. G.O.Ms.No.436, G.A.(Accom.B) Dept., Dt.30.12.2004.
2. From the E-in-C (R&B) Buildings, Hyderabad, Lr.No. TA8/JE3/Rents/9201, Dt.18.01.2012.

ORDER:

In the reference first read above, orders were issued to fix a fair rate of about `2/- per sq.Mtr., like in the case of Government of India, which is working out to a total of about `320/- P.M per flat at Kundanbagh and Banjara Hills (Wherein plinth area is 160 sq.mtrs.) and at a rate of about `1/- per sq.Mtr., for new flats/ houses which have come up for other employees like Section Officers etc., as standard rent without amending FR-45 in Para 263 of A PW “D” code.

2. In the letter 2nd read above, the Engineer-in-Chief (R&B), Buildings, Hyderabad has informed that as per the Para 263 of A.P. P.W “D” code vis-à-vis F.R.-45, the Standard rent to the Govt. Quarters for new flats at Kundabagh and Malakpet Colony, is as follows:-.

- b) In case of residential buildings owned by Government, the standard rent shall be calculated on the capital cost of the buildings, and shall be either.
- (i) A percentage of such capital cost equal to such rate of interest as may from time to time be fixed by (the Governor) plus an additional for municipal and other taxes in the nature of house or property tax payable by Government in respect of the residence and for both ordinary and special maintenance and repairs such addition being determined under rules which the State Government may make, or
- (ii) Six percent per annum of such capital cost, whichever is less.

that at present, the Government Employees residing in Government Quarters within GHMC limits are now foregoing the House Rent Allowance (HRA) at 30% of Basic Pay (Subject to ceiling of `12,000/-) + Standard rent as per PRC 2010, G.O.Ms.No.64, Finance (PC.I) Department Dated 09.03.2010.

3. In view of the above Engineer-in-Chief (R&B) Buildings, Hyderabad has requested to consider the Standard rent to be fixed at the rate of `3/- per square meter for Senior Officers and `1.50/- per square meter for other employees for the newly constructed Flats at Kundanbagh and Malakpet Colony without amending the FR 45 in Para 263 of A.P. PW “D” code’ which works out as follows:

Sl. No.	Colony	Plinth area per flat, in Sqm	Standard rent as proposed by vide Govt. TR&B Memo. No. 9883 / B.II / 1 / 2011, Dt.17.12.2011	Standard rent to be deducted from the occupant in addition to HRA
1.	Malakpet			
	A-Block (56 flats)	114.27	`3.00 per sqm	`343/- p.m
	B-Block (168 flats)	99.40	`1.50 per sqm	`150/- p.m

.....2.

2.	Kundanbagh (45 flats)			
	T-1 Krishna (7 flats)	230.58	` 3.00 per sqm	` 692/- p.m
	T-2 Kaveri (7 Flats)	229.46	` 3.00 per sqm	` 688/- p.m
	T-3 Tungabadra (7 flats)	232.99	` 3.00 per sqm	` 699/- p.m
	T-4 Gowtami (7 Flats)	234.76	` 3.00 per sqm	` 704/- p.m
	T-5 Manjeera Duplex (3 Flats)	241.26	` 3.00 per sqm	` 724/- p.m
	T-6 Pranahita (7 Flats)	234.39	` 3.00 per sqm	` 703/- p.m
	T-7 Ganga (7 Flats)	218.32	` 3.00 per sqm	` 655/- p.m

4. Government, after careful examination of the matter, hereby fix the rate of ` 3/- per square meter for Senior Officers and ` 1.50/- per square meter for other employees as rent for the newly constructed Flats at Kundanbagh and Malakpet Colony without amending to the FR 45 in Para 263 of A.P. PW “D” Code.

5. The Chief Engineer(R&B), Buildings, Hyderabad shall take further action accordingly.

6. This order issues with the concurrence of the Finance (Expr.PW) Dept., vide their U.O.No.18937/784/Expr.PW/A2/2012, Dt.26.07.2012.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Chief Engineer (R&B) Buildings, Hyderabad.
The Accountant General, A.P., Hyderabad.
The Pay & Accounts Officer, Hyderabad.
All Departments of Secretariat.
All Head of Departments.
Copy to:
The Finance (Expr.PW) Dept.
The General Administration (Accom.B) Dept.
The PS to Hon’ble Minister for Roads & Buildings.
The PS to Prl.Secy. (Roads & Buildings).
SF/SC

//FORWARDED: :BY ORDER//

SECTION OFFICER